151.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,300 / 645,300
					USE VALUE:	645,300 / 645,300
					ASSESSED:	645,300 / 645,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEGUGLIELMO MONICA LEE
Owner 2:	DEGUGLIELMO MICHAEL R
Owner 3:	
Street 1:	15 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CALDWELL STEPHEN H & -
Owner 2:	THEOHARIDES KATHLEEN -
Street 1:	15 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,362 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1192 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4362.000	201,700	2,900	440,700	645,300
Total Card	0.100	201,700	2,900	440,700	645,300
Total Parcel	0.100	201,700	2,900	440,700	645,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.36 | /Parcel: 541.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100009

GIS Ref

GIS Ref

Insp Date 04/21/18

Parcel ID 151.0-0002-0014.0

!11839!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,100	2900	4,362.	440,700	645,700	645,700	Year End Roll	12/18/2019
2019	101	FV	187,300	2900	4,362.	413,100	603,300	603,300	Year End Roll	1/3/2019
2018	101	FV	195,000	2900	4,362.	341,500	539,400	539,400	Year End Roll	12/20/2017
2017	101	FV	195,000	2900	4,362.	314,000	511,900	511,900	Year End Roll	1/3/2017
2016	101	FV	195,000	2900	4,362.	286,400	484,300	484,300	Year End	1/4/2016
2015	101	FV	184,200	2900	4,362.	280,900	468,000	468,000	Year End Roll	12/11/2014
2014	101	FV	184,200	2900	4,362.	261,100	448,200	448,200	Year End Roll	12/16/2013
2013	101	FV	184,200	2900	4,362.	248,400	435,500	435,500		12/13/2012

PRINT

Date	Time
12/11/20	01:58:21

LAST REV

Date	Time
09/10/19	15:52:47

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11839

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALDWELL STEPHE	71498-252	1	8/20/2018		660,000	No	No		
MARTINEAU ALEX	67434-18		6/15/2016		549,000	No	No		
RYDER JOHN F,	58193-455		12/29/2011	Change>Sale	380,000	No	No		
	21430-563		9/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	100009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2011	1424	Manual	800					repair & replace f

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Inspected	PH	Patrick H
4/14/2018	MEAS&NOTICE	HS	Hanne S
3/29/2017	SQ Returned	MM	Mary M
7/3/2012	Measured	JBS	JOHN S
3/29/2012	MLS	EMK	Ellen K
10/28/2008	Meas/Inspect	345	PATRIOT
11/3/2000	Hearing Chag	163	PATRIOT
1/4/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4362		Sq. Ft.	Site		0	80.	1.26	9									440,688						440,700	

Total AC/HA: 0.10014 | Total SF/SM: 4362 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 440,688 | Spl Credit | Total: 440,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.92731482
Adj $ / SQ:	156.484
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292339
Depreciation:	90625
Depreciated Total:	201714

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

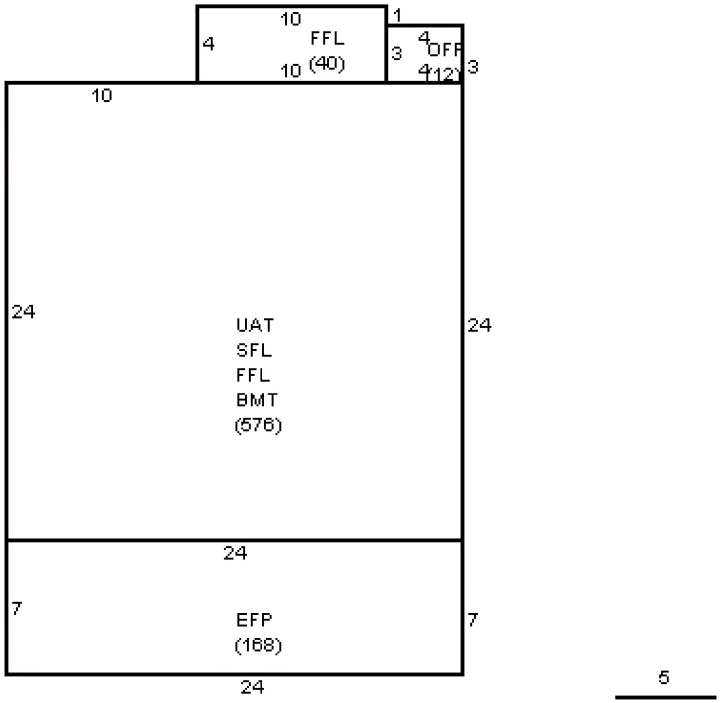
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.48
Special Features:	0	Val/Su Net:	96.41
Final Total:	201700	Val/Su SzAd	169.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	616	156.480	96,394
BMT	Basement	576	46.950	27,041
SFL	Second Floor	576	156.480	90,135
EFP	Enclos Porch	168	40.270	6,766
UAT	Upper Attic	144	62.590	9,014
OFP	Open Porch	12	40.800	490

Net Sketched Area:	2,092			Total:	229,840
Size Ad	1192	Gross Are	2524	FinArea	1192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	F	AV	1928	25.34	T	40	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900

IMAGE

AssessPro Patriot Properties, Inc